

# City of Kingman

## Planning & Zoning 2016 Annual Report



### *Mission Statement*

*“To develop and implement  
progressively sound planning  
principles in a professional and  
courteous manner”*

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# REPORT FROM THE DEVELOPMENT SERVICES DIRECTOR ON THE STATE OF THE GENERAL PLAN AND DEVELOPMENT ISSUES IN THE CITY OF KINGMAN FOR DURING THE CALENDAR YEAR OF 2016

**K**ingman continues to recover from the recession of 2008 through 2012. Although new housing starts were below the average of 208 new starts a year, the new housing marketing is steadily progressing. Dormant subdivisions are being developed and local builders are staying busy.

The total valuation of the new single-family houses decreased from \$36,028,381.31 in 2015 to \$31,260,688.26. However the average value of a house increased from \$174,896 in 2015 to \$177,615, a 1.5-percent increase. This information shows that the economy of Kingman is improving slightly.

Commercial building activity in terms of new building starts was half in 2016 (three buildings) of what it was in 2015 (six buildings). The valuation decreased from \$7,851,183.62 in 2015 to \$1,114,866.48 in 2016, an 85.8-percent decrease in valuation. The La Quinta Motel and the Angle Office Building are the major commercial that began construction in 2015 and were completed in 2016. The building permit for the Hilton Home 2 Suites Hotel was to be issued by the end of 2016, but with the owner vacationing and issues with the proper size of the water meter, this permit was issued in 2017. The new commercial building starts in 2016 consist of the splash pad, three new duplexes on Astor and Fairfax, and the Dollar General store on West Beale Street.

Commercial remodeling exceeded last year. There was a 32-percent increase in commercial remodeling valuation, which demonstrates that existing commercial structures are being utilized and revitalized.

Overall, construction valuation increased 36.7-percent over 2015. There are a significant number of renovations of existing buildings as the economy improves. The utilization of existing buildings is a prudent use of the community's infrastructure.

There were no General Plan Amendments in 2016. However, progress in developing the Kingman Crossing area is taking since the City Council amended its General Plan to designate 151-acres from "Parks/Open Space" to "Regional Commercial" met with the expected resistance, but on May 5, 2015, the City Council adopted Resolution #4949, with approved the General Plan amendment.

The City continues to work on the development of additional interchanges on I-40. The design of the Rancho Santa Fe Parkway (Rattlesnake Wash) interchange started in 2008 and the design to the 95-percent completion stage was completed in 2010. Eight unsuccessful grant applications were prepared and submitted to the U.S. Department of Transportation for funding of this project through the Transportation Investment Generating Economic Recovery (TIGER) Program of the American Recovery and Reinvestment Act of 2009 (ARRA). This project has been removed from the Arizona Department of Transportation's Five-Year Capital Improvements Plan for 70-percent funding. In addition, the City has not identified how it will secure the needed \$10.7 million in funding to meet its obligation to complete the required portions of Rancho Santa Fe Parkway that are not a part of the interchange. A water line connecting the water tank on the north side of the I-40 was completed at this location in 2016.

## RETROSPECTIVE (Continued)

The Kingman Crossing traffic interchange has received much attention. The Kingman Regional Medical Center has purchased the 130-acres between I-40 and the Hualapai Campus of the Kingman Regional Medical Center. The City Council is moving forward with the design the roadway from Southern Avenue, through Section 16, to the south end of the future Kingman Crossing Traffic Interchange. Currently, the Kingman Crossing Traffic Interchange is not authorized to permit traffic to travel south of the interchange. An amendment to the Change of Access Report is required to allow traffic to travel south of the interchange.

In 2016, there were two new Conditional Use Permit (CUP) cases and one CUP extension of time that were considered by the Planning & Zoning Commission and City Council. A new mini-storage complex at 4015 Stockton Hill Road and a cell tower at 400 Sunrise Avenue received CUP approval. A one-year extension on a CUP was sought to expand a mini-storage facility at 3442 Hualapai Mountain Road, however, the extension was not approved.

Three new abandonment cases were considered by the Planning and Zoning Commission and City Council in 2016. A portion of Monroe Street adjacent to the Moose Lodge was abandoned. A portion of Simon Avenue adjacent to a proposed electrical substation was also abandoned. Finally a portion of the Hackberry right-of-way was abandoned near Sycamore and Fairfax.

There were no annexations in 2016. There were no petitions for annexation. The City of Kingman does not have a property tax and relies on transaction privilege taxes (sales tax), user fees, and State shared revenues to fund the City. When an area does not or potentially will not produce transaction privilege taxes, there is not an incentive for the City to annex the property. The costs to provide city services (street maintenance, police, fire, etc.) to residential areas is more than what State-shared revenues will generate as a result of the population increase by the annexation. Therefore, the City is not motivated to annex residential areas.

In 2016, there was three street deferral request reviewed by the Traffic Safety Committee and approved by the City Council. The three streets were on Broadway, between Stockton Hill Road and Johnson Avenue; 1816 Dawes Street; and a portion of Sunrise Avenue near 400 Sunrise Avenue.

There were four parcel plats submitted for review in 2016. Three of the parcel plats were approved and recorded. All of the parcel plats involved either right-of-way or public utility easement dedications and, therefore, required Council acceptance of the offers of dedication. The locations of the plats are: (1) a single lot at 3220 Stockton Hill Road; (2) a single lot at 2406 Steamboat Drive; (3) two lots at 2366 Golf Drive and 2359 Western Avenue; and (4) a single lot at 525 W. Beale Street.

In 2016 there were two new preliminary subdivision plats reviewed by the Planning and Zoning Commission. Hualapai Shadows Unit 3, Tract 6047 consists of 16 lots on a 6.5-acre site, and was approved by the P&Z Commission and City Council. Southern Vista V, Tract 6048, containing 75-lots on 71-acres, was also approved by the Planning and Zoning Commission and City Council.



## RETROSPECTIVE (Continued)

In 2016 one new final plat, Southern Vista IV Tract 6023 was approved by the City Council and recorded. Three other final plats were still in the review stages at the end of the year. Two final plats that were submitted for review in 2015 including Walleck Ranch, Tract 1961-I and Legacy at Walleck Ranch, Tract 1965-E received Council approval in 2016 and were subsequently recorded. One additional final plat for Hualapai Foothill Estates, Tract 3003-G was originally approved by the Council in 2007 but was not recorded until 2016. A total of four residential subdivision plats containing 118 lots were recorded in 2016. This is the highest number of subdivision plat recordings since 2008.

There were four parcel plats submitted for review in 2016. Three of the plats were recorded by the end of the year, while a fourth plat was awaiting Council acceptance of several easements before recording in early 2017.

In 2016, there were no rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. The City Council initiated the Downtown Development Zoning District and the Planning and Zoning Commission held a public hearing in November 2016. With the change of the majority of the City Council, the Planning and Zoning Commission tabled action on this zoning district change and sought direction from City Council on the Downtown Development District.

The regional allocation of the Community Development Block Grant (CDBG) funding for 2015-16 from the Arizona Department of Housing (ADOH) was \$505,000. The contract period actually began in December 2014 and will terminate in 2017. The City Council elected to fund another sewer line extension in the notch area just west of Stockton Hill Rd., North of Interstate 40. However, this sewer line extension project, which was set to install sewer lines on Beverly, Berk and Simon Avenues was delayed. With Council approval, this project may now be combined with 2017-18 CDBG funds and will be used to complete ADA improvements along Andy Devine Avenue, from 10<sup>th</sup> Street to about 4<sup>th</sup> Street. The combined grant amount could be as much as \$950,000. If approved, this project will make much needed ADA improvements along Andy Devine beginning in the summer of 2017 and be complete by 2018.



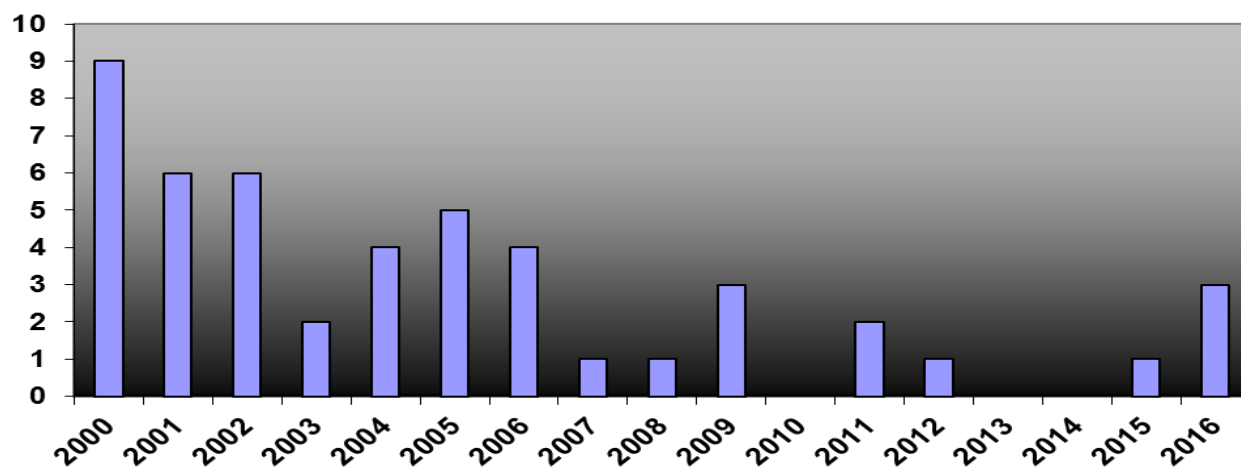
**Floyd & Co Wood Fired Pizza opened in 2016 next door to Floyd & Co Real Pit BBQ in the Central Commercial Building, Downtown Kingman**

# ABANDONMENT CASES

In 2016, there were three new abandonment cases that were considered by the Planning & Zoning Commission and City Council. All 2016 cases are outlined in the table below. (See Reference Map 1)

Map No.	Case/ Month	Applicant	Request	Location	Size	Commission & Council Action
1	AB16-0001 February	Moose Lodge	Abandon portions of Monroe Street	Portions of Monroe Street near Marlene Street	2125 sq. ft. & 8008	P&Z Approved Council Approved
2	AB16-0002 July	UNS Electric	Abandon a portion of Simon Avenue	Portion of Simon Avenue near Fairfax Street	0.30 acres	P&Z Approved Council Approved
3	AB16-0005 October	KOR Development	Extinguish a portion of the Hackberry Waterline right-of-way	626 Sycamore Avenue	0.68 acres	P&Z Approved Council Approved

The following chart shows the trend in the number of abandonment cases since 2000.



**Memorable comment heard during a Planning and Zoning Commission**

**Meeting in 2016:**

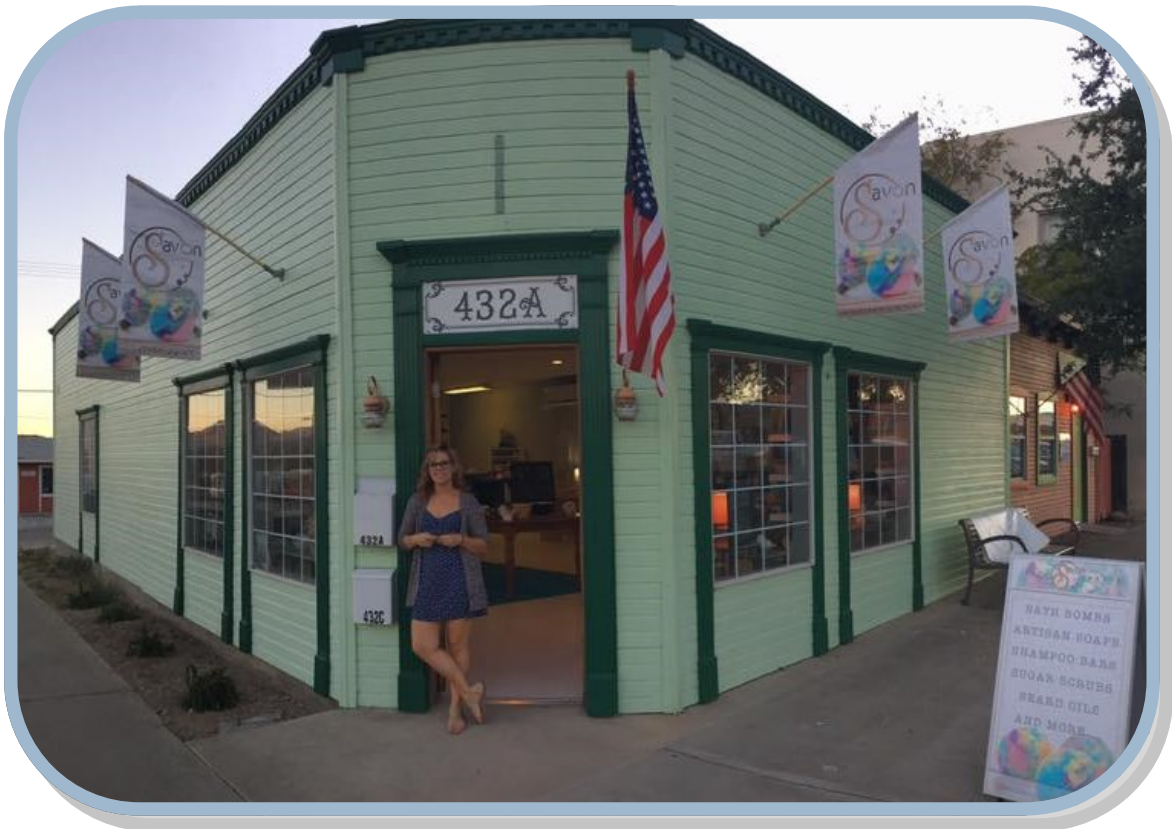
**" I know I'm out of order, well you're out of order! "**

## ANNEXATION ACTIVITY

There were no annexations to the City of Kingman completed during 2016.



Gary Jeppson  
Playing the "Pie  
In the Face" game  
During the City  
Christmas Party

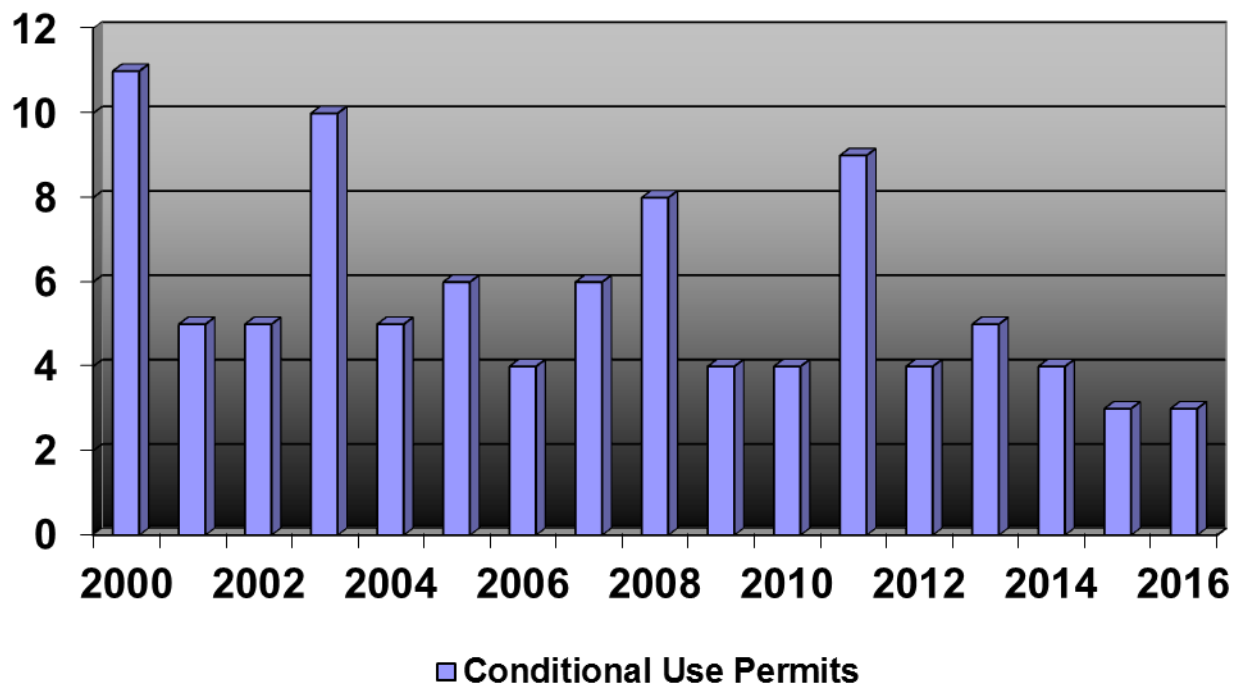


Savon Bath Treats at 432A on Beale Street

## CONDITIONAL\_USE PERMITS

In 2016, there were a total of 3 new Conditional Use Permit (CUP) cases and one CUP extension of time that were considered by the Planning & Zoning Commission and City Council. All cases are outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of Conditional Use Permit cases since 2000

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
4	CUP16-0001 October	U-Haul International/ Amerco Real Estate	Mini-Storages in C-3 district	4015 Stockton Hill Road	1.52 acre	<b>P&amp;Z Approved Council Approved</b>
5	CUP16-0002 December	Robert E. and Judith D. Bennett	Extension of Time for Mini Storage in C-2 HMR	3442 Hualapai Mountain Road	5 acre	<b>P&amp;Z Denied Council Rejected</b>
6	CUP16-0003 November	Michael Sietz	150-foot communication tower in R-R district	400 Sunrise Avenue	7.92 acre	<b>P&amp;Z Approved Council Approved</b>





# GENERAL PLAN

The City did not amend its General Plan in 2016. The General Plan is the guide for future land use development in the City and the surrounding area. The goals, objectives and strategies for growth and development of the City are contained in the General Plan. The Zoning Ordinance and Subdivision Ordinance implements the General Plan.

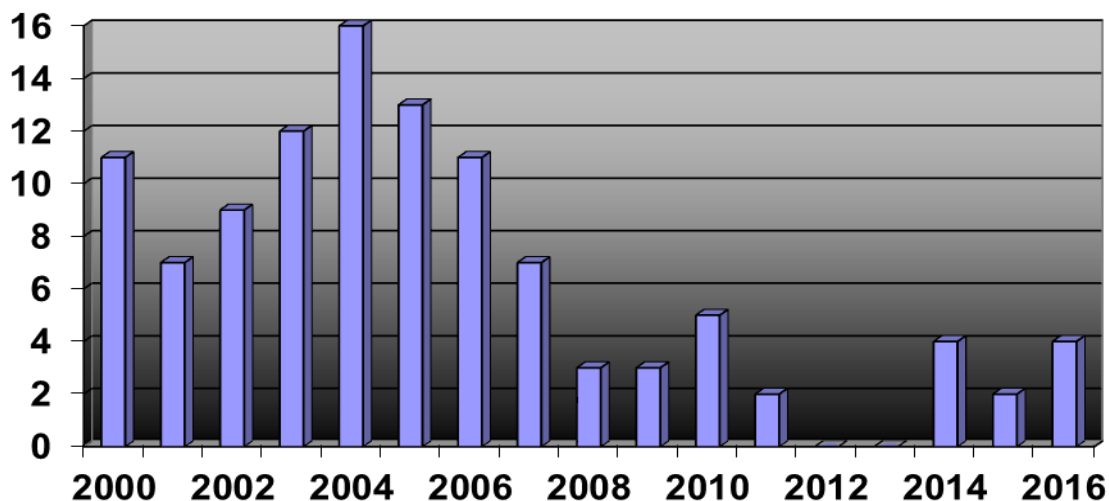
## PARCEL PLATS

Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the land splitting regulations in the City of Kingman Municipal Code, Section 2-146. Generally these regulations apply to the creation of any new parcels of land that are 2.5 acres or under in size.

If the number of splits results in more than three new lots or parcels, or if more than two new lots or parcels are created within a recorded subdivision, or if a new street is involved, under ARS Section 9-463.02 the lot split would meet the definition of a subdivision. This situation would be subject to the requirements of the Kingman Subdivision Ordinance and could not be accomplished through the parcel plat process.

Parcel plats are administratively reviewed by staff and are not normally the subject of City Council approval unless a public utility easement or additional right-of-way widths for public roadways adjoining the plat are offered. In that situation the Council may accept the offer of dedication and authorize the Mayor to sign the parcel plat.

The chart below shows the trend in the number of parcel plats reviewed since 2000.



## PARCEL PLATS (Continued)

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All 2016 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Property Owner	Request	Location	Size	Status
7	PP16-0001	SK&M Investments	One lot in subdivision split into two lots	3220 Stockton Hill Road	0.63 ac	<b>Staff Approved Parcel Plat Recorded</b>
8	PP16-0002	Pioneer Title Trust No. 9099	One lot in subdivision split into two lots	2406 Steamboat Drive	1.08 ac	<b>Staff Approved Parcel Plat Recorded</b>
9	PP16-0003	Vantage Retirement Plans, LLC	Two unsubdivided lots split into four lots	2366 Golf Dr.  2359 Western Ave.	1.01 ac	<b>Staff Approved Parcel Plat Recorded</b>
10	PP16-0004	SimonCre Second II, LLC	One unsubdivided lot split into two lots	525 W. Beale St.	3.06 ac	<b>Staff review completed Plat not recorded yet</b>

## PARCEL PLATS (Continued)

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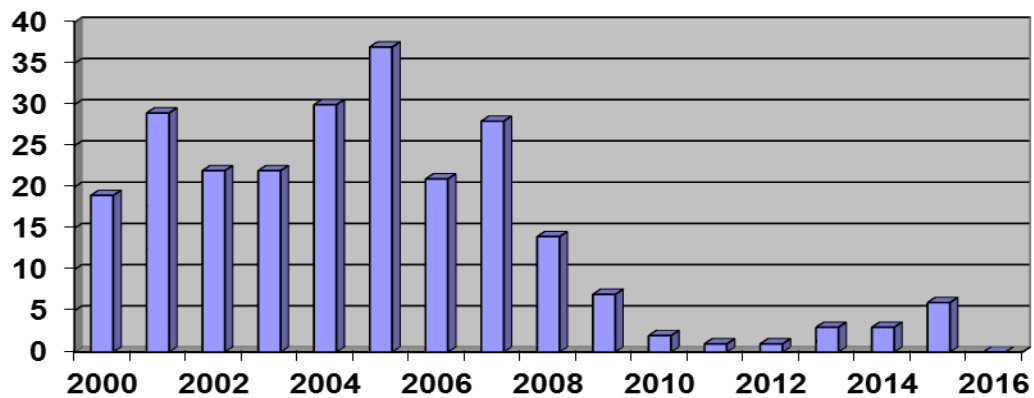


**Renovation of the Loyal Order of Moose #1704 at 302 Monroe Street will include additional parking and street improvements.**

# REZONING CASES

In 2016, there were zero rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. These cases are outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of rezoning cases since 2000.

**Rezoning Cases per Year**



**La Quinta Inn and Suites at 3419 Hotel Way completed in July 2016.**

## TEXT AMENDMENT CASES

In 2016, there were five Zoning Ordinance text amendment requests that were reviewed by the Planning and Zoning Commission and City Council. These cases are outlined below:

Ordinance No.	Adoption Date	Text Amendment
1815	6-7-16	Amending Sections 4.000, 14.000, 15.000, 16.000, 18.000, 22.000, 26.000 and 35.000 of the Zoning Ordinance of the City of Kingman, regarding certain landscape related provisions and regulations concerning fences and walls.
1816	8-2-16	Amending Sections 14.000, 15.000, 22.000 and 35.000 of the Zoning Ordinance of the City of Kingman, regarding driveway locations near street intersections.
1821	11-1-16	Amending Section 26.000 General Development Standards, subsection 26.400 of the Zoning Ordinance of the City of Kingman, regarding walls surrounding utility substations.
1822	11-1-16	Amending Section 13.220 of the Zoning Ordinance of the City of Kingman to allow a helipad as an accessory use to a permitted use in the C-3: Commercial Service Business Zoning District.
1823	12-6-16	Amending Section 10.000 Landscaping, subsection 10.200 of the Zoning Ordinance of the City of Kingman, regarding landscaping of new residences on lots or parcels that are one-half acre or less prior to final inspection and occupancy.

In addition to the above amendments there were two city-initiated text amendments that were discussed by the Planning and Zoning Commission during the course of 2016.

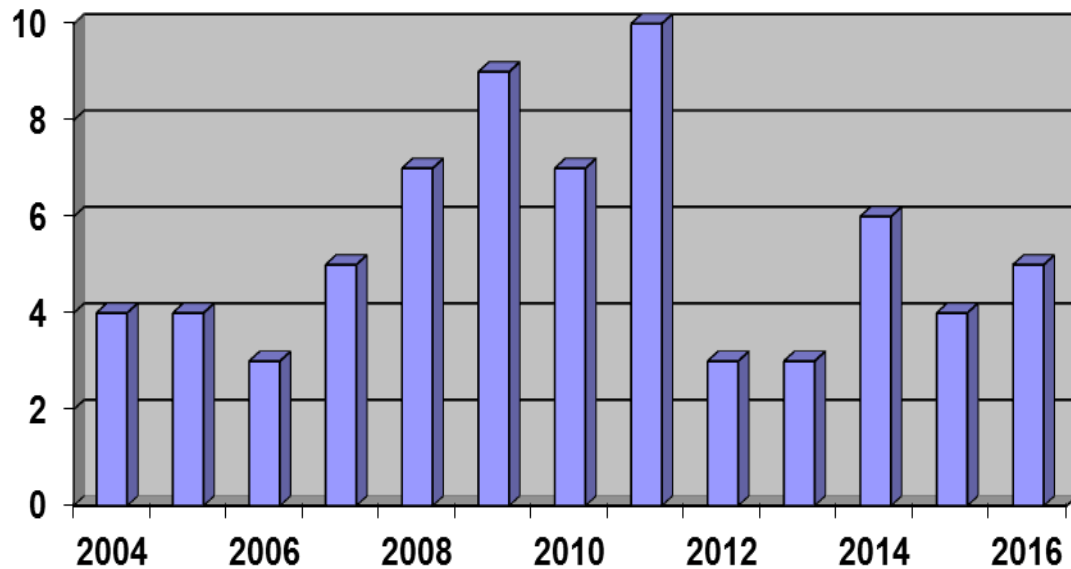
There was a city initiated text amendment related to Amending Section 26.800, Storage Facilities of the Zoning Ordinance of the City of Kingman to permit Storage Containers in Commercial Community Business (C-2) Zoning District which was heard by the Planning and Zoning Commission on November 8, 2016. Commissioner Frederickson made a motion to table the item in order to allow the new City Council to participate. The motion was seconded by Commissioner Schulte, and carried with unanimous (6-0) approval.

There was another city initiated text amendment related to creating Section 9.000, Downtown Development District of the Zoning Ordinance of the City of Kingman for the downtown area and amending the Official Zoning Map to apply this proposed zoning district. Commission Schulte made a motion to recommend tabling the request and have staff bring back revised language after considering public comment concerning the text amendment. The motion was seconded by Commissioner Lewis and carried with unanimous (6-0) approval.



## Text Amendment Cases per Year

The following table shows how many text amendment cases have been processed per year since 2004:



Scene from the Kingman Farmer's Market on Beale Street

## STREET IMPROVEMENT DEFERRAL CASES

Under the Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut. This requirement also applies to all commercial, industrial and multiple family developments which are being remodeled, redeveloped or expanded in which the improvement costs exceed \$20,000 in value as determined by the city's building permit fee valuation schedule.

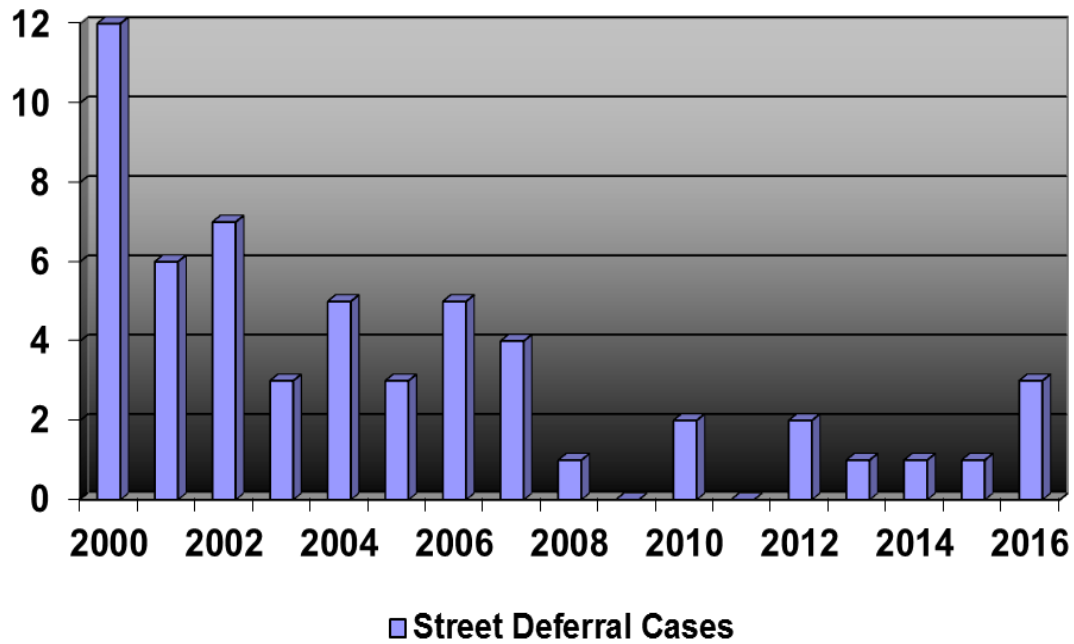
The Street Policy, however, allows an appeal of these requirements that must be approved City Council after a review by the Traffic Safety Committee. Street improvements may be deferred for a variety of reasons. Often they are granted when the necessary proportionate street improvements are a project of a larger scale street improvement, or when the proportionate share improvement cannot be constructed as a stand-alone project, or because of the final grade creates difficulty in blending the improvements with the current street improvements. As an alternative to deferring the street improvements until a later date, the city may accept a payment in lieu of the required improvements based on an engineer's estimate of construction costs.

In 2016, there was 3 street deferral request reviewed by the Traffic Safety Committee and approved by the City Council. All 2016 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Adjoining Property Owner	Request	Location	Length of Street	Status and Dollar Amount
11	SD16-0001	Hill Family Investments, Inc.	Cash payment street deferral associated with remodeling of building at 1955 E Andy Devine Ave.	Broadway Avenue between Stockton Hill Road and Johnson Ave	50 ft.	Council Approved \$5,017.00
12	SD16-0002	H & H Development	Non-Cash street deferral associated with expansion of a building at 1816 Dawes Street	1816 Dawes Street	200 ft	Council Approved \$0
13	SD16-0003	Michael G Sietz Trustee	Cash payment street deferral associated with construction of cell tower at 400 Sunrise Avenue	Portion of Sunrise Avenue near 400 Sunrise Ave	209.45 ft.	Council Approved \$12,774.70

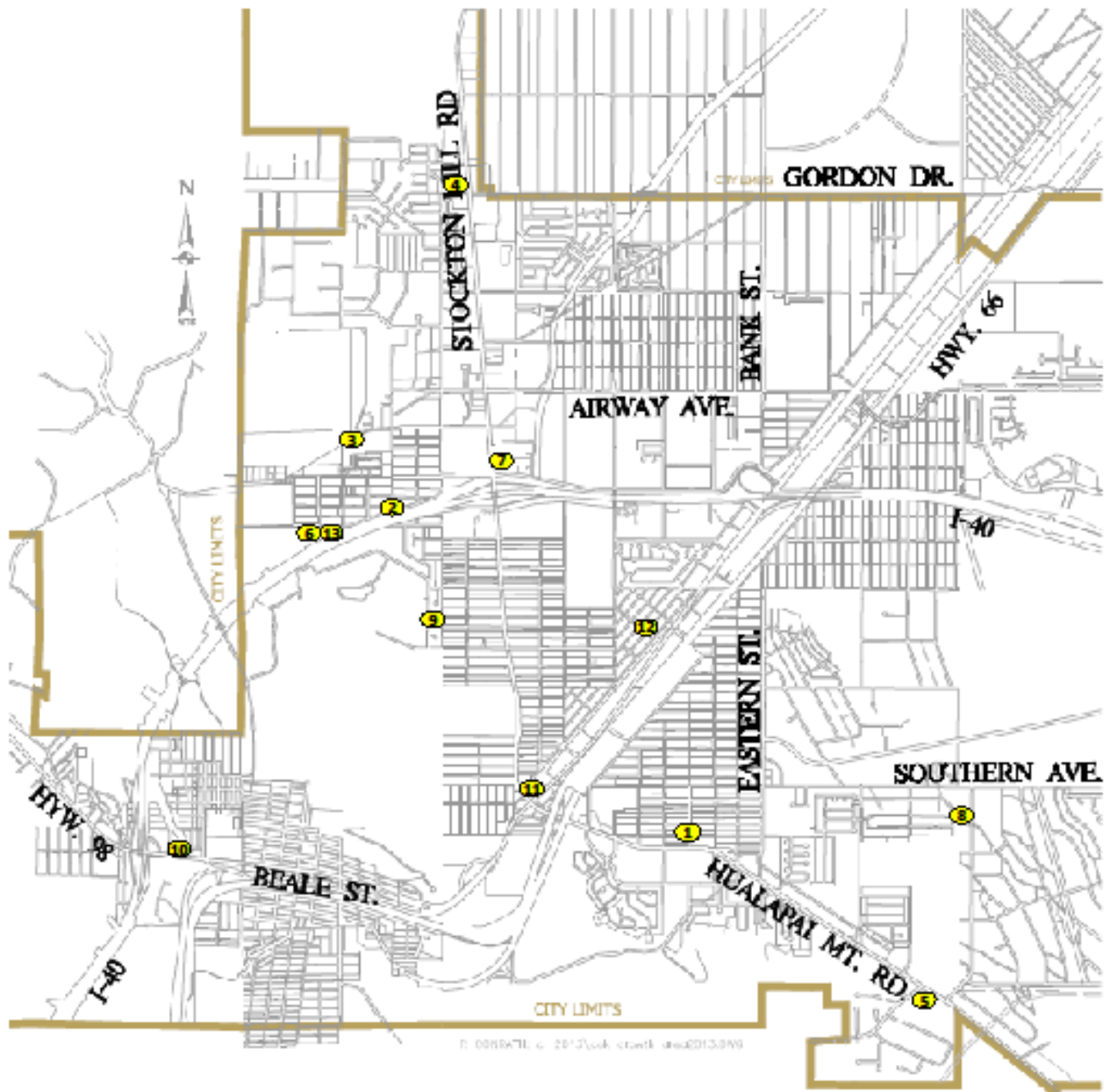
## Street Deferral Cases (Continued)

The trend for street deferral cases since 2000 is indicated in the chart below:



**'Monkey Fist' Brewery under construction next to the recently renovated Kingman Club bringing night life to Downtown Kingman**

# MAP 1: Abandonments, Conditional Use Permits, Rezoning, Parcel Plats & Street Deferrals



- |   |   |
|---|---|
| ① AB16-0001, Monroe Street                | ⑧ PP16-0002, 2406 Steamboat Drive                 |
| ② AB16-0002, Simon Ave                    | ⑨ PP16-0003, 2366 Golf Drive, 2359 Western Avenue |
| ③ AB16-0005, Sycamore Ave                 | ⑩ PP16-0004, 525 W. Beale Street                  |
| ④ CUP16-0001, 4015 Stockton Hill Road     | ⑪ SD16-0001, Broadway Avenue                      |
| ⑤ CUP16-0002, 3442 Hualapai Mountain Road | ⑫ SD16-0002, 1816 Dawes Street                    |
| ⑥ CUP16-0003, 400 Sunrise Avenue.         | ⑬ SD16-0003, 400 Sunrise Avenue                   |
| ⑦ PP16-0001, 3220 Stockton Hill Road      |   |



# MAJOR COMMERCIAL AND PUBLIC PROJECTS

With the revitalization of the economy continuing, Kingman is experiencing continued commercial development and redevelopment. Much of the growth is in the redevelopment of existing commercial buildings. There were only two new commercial building permits and one new public project permit issued in 2016. A building permit for a new major hotel project was prepared to be issued in 2016, but the contractor did not pick up the building permit until January 2017. Below are the major commercial and public projects that occurred in 2016.

**ANY NEAL SENIOR LIVING, 3700 Western Avenue.** Senior apartments, located at the northeast corner of Western Avenue and Riata Valley Road, had a \$1.9 million dollar remodel project.

**BURGER KING, 3250 E. Andy Devine Avenue.** Burger King began a \$448,000 remodel project in 2016.

**DOLLAR GENERAL, 525 W. Beale Street.** A new retail store under construction in the downtown area valued at \$495,000.

**DUPLEXES, 3336 N. Fairfax Street.** Three new duplexes are being constructed at the southeast corner of Fairfax Street and Astor Avenue.

**KINGMAN HEIGHTS SENIOR LIVING, 1020 Detroit Avenue.** Senior apartments, located at the southwest corner of Detroit Avenue and Western Avenue, had a \$1.9 million dollar remodel project.

**MONKEY FIST BREWING COMPANY, 312 E. Beale Street.** A vacant retail store building was torn down adjacent to the House of Hops. The owner of the House of Hops then began construction on the metal shell of a new two story building for a future microbrewery and pizza restaurant.

**MOOSE LODGE, 302 Monroe Street.** The Moose Lodge is undergoing a \$516,000 renovation to repair fire damage and to construct a new parking lot.

**SOUTHWEST BEHAVIORIAL HEALTH, 1301 W. Beale Street.** Southwest Behavioral Health is doing a \$1.2 million dollar remodel of an office building at 1301 West Beale that was once used as an urgent care facility.

**SPLASH PAD, 601 Van Buren Street.** Located in Cecil Davis Park, the Venture Club raised the money to construct a splash pad and donated it to the City.





# BUILDING PERMITS

The Development Services Department, along with the Engineering Department, Public Works Department and Fire Department, reviews all building permit applications. The table below lists the type and number of all building permits issued in 2016. The total number of new single-family residential housing starts in 2016 was 87-percent (176) of the new housing starts in 2015. Builders are active, but cautious.

The total valuation of the new single-family houses decreased from \$36,028,381.31 in 2015 to \$31,260,688.26. However the average value of a house increased from \$174,896 in 2015 to \$177,615, a 1.5-percent increase. This information shows that the economy of Kingman is improving slightly.

Commercial building activity in terms of new building starts was half in 2016 (three buildings) of what it was in 2015 (six buildings). The valuation decreased from \$7,851,183.62 in 2015 to \$1,114,866.48 in 2016, an 85.8-percent decrease in valuation. The La Quinta Motel and the Angle Office Building were the major commercial new starts in 2015. The building permit for the Hilton Home 2 Suites hotel was to be issued by the end of 2016, but with the owner was vacationing and had issues with the water meter size. This permit was issued at the beginning of 2017. The new commercial building starts in 2016 consist of the Splash Pad, three duplexes on Astor and Fairfax, and the Dollar General store on West Beale Street.

Commercial remodeling exceeded last year. There was a 32-percent increase in commercial remodeling valuation, which demonstrates that existing commercial structures are being utilized and revitalized.

Overall, construction valuation increased 36.7-percent over 2015. There are a significant number of renovations of existing buildings as the economy improves. The utilization of existing buildings is a prudent use of the community's infrastructure.

## All Building Permits Issued in 2016

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	176	\$31,260,244.20
RESIDENTIAL (ALL OTHERS)	230	\$5,079,445.07
COMMERCIAL & PUBLIC (NEW)	3	\$1,114,866.48
COMMERCIAL & PUBLIC (ALL OTHERS)	131	\$9,327,345.19
TOTAL	543	\$46,781,900.94



**176 permits were issued in 2016 for new single family homes**



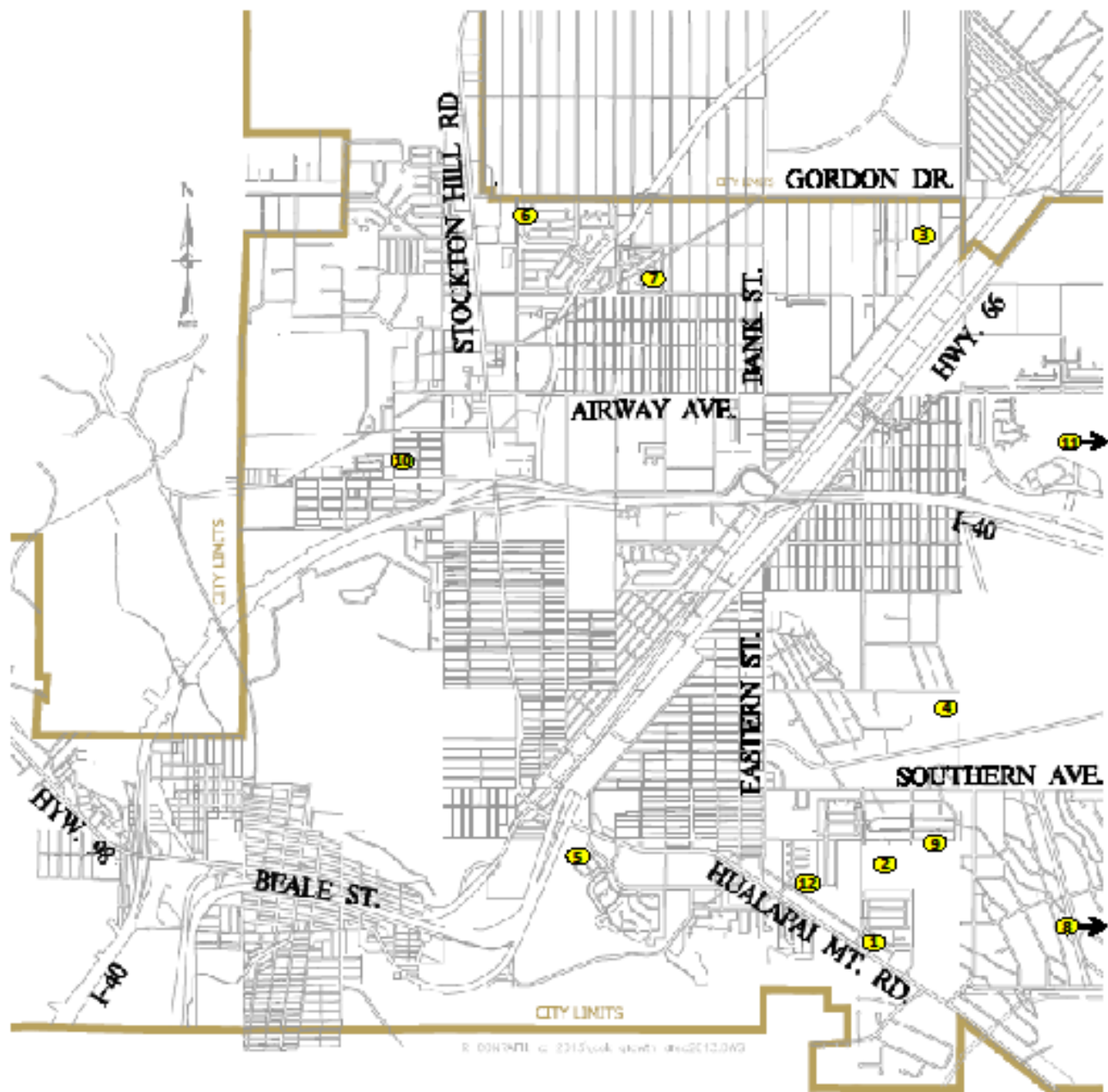
**Memorable Comment heard at a 2016 PZ Meeting:  
" Are we going to take people on submarine rides?"**



# BUILDING PERMIT SUMMARY FOR NEW PROJECTS

Year	Residential	\$ Value \$	Commercial	\$ Value \$	Public	\$ Value \$
1980	148	\$5,337,280	13	\$2,118,444	2	\$119,000
1981	115	\$3,688,588	14	\$1,180,797	1	\$1,800,000
1982	66	\$2,112,600	24	\$4,781,894	1	\$90,000
1983	78	\$4,159,103	17	\$1,324,567	0	\$0
1984	93	\$3,417,457	14	\$7,309,255	2	\$614,500
1985	133	\$5,900,159	16	\$1,578,150	0	\$0
1986	109	\$4,118,211	16	\$5,715,428	0	\$0
1987	143	\$8,844,280	11	\$1,549,975	0	\$0
1988	137	\$6,814,052	11	\$4,353,277	0	\$0
1989	147	\$7,451,505	22	\$4,244,063	0	\$0
1990	200	\$9,908,971	15	\$3,152,814	0	\$0
1991	138	\$6,586,415	17	\$2,676,206	2	\$539,182
1992	158	\$10,093,819	10	\$14,305,777	0	\$0
1993	195	\$11,636,831	16	\$7,284,392	0	\$0
1994	269	\$21,341,522	22	\$3,365,745	5	\$295,500
1995	261	\$20,331,969	16	\$4,230,760	0	\$0
1996	302	\$22,518,465	13	\$6,565,918	2	\$364,716
1997	289	\$23,582,831	17	\$7,027,439	3	\$2,147,819
1998	276	\$22,500,161	17	\$8,638,683	3	\$2,476,617
1999	271	\$21,707,217	16	\$2,994,188	1	\$83,518
2000	190	\$17,150,847	17	\$3,815,485	3	\$117,878
2001	240	\$21,531,868	23	\$7,271,645	1	\$7,900
2002	304	\$27,540,821	27	\$15,187,541	1	\$2,383,531
2003	419	\$38,643,808	21	\$6,957,950	4	\$452,967
2004	644	\$54,913,541	28	\$24,623,863	2	\$8,573,242
2005	910	\$100,852,079	24	\$11,652,882	2	\$62,343
2006	319	\$50,094,481	29	\$16,224,437	2	\$4,940
2007	190	\$31,226,111	26	\$7,034,397	2	\$8,430
2008	103	\$16,643,305	17	\$58,604,364	2	\$56,000
2009	56	\$9,829,040	7	\$7,613,032	6	\$57,662,456
2010	35	\$6,901,471	0	0	2	\$21,008,430
2011	36	\$6,263,529	5	\$1,895,056	1	\$0
2012	78	\$13,813,283	6	\$2,370,952	1	\$3,328,238
2013	107	\$18,715,930	7	\$16,995,216	0	\$0
2014	152	\$27,470,878	5	\$3,012,508	2	\$16,860
2015	206	\$36,028,595	5	\$7,851,184	1	\$0
2016	176	\$31,260,244	2	\$814,866	1	\$300,000
<b>AVG.</b>	<b>208</b>	<b>\$19,754,899</b>	<b>15</b>	<b>\$7,738,464</b>	<b>1.49</b>	<b>\$2,770,650</b>

# MAP 2: SUBDIVISIONS



- ① Hualapai Shadows Unit 3, Tract 6047
- ② Southern Vista V, Tract 6048
- ③ Shangri-La Estates IV, Tract 6046
- ④ Pasadena Estates, Tract 6049
- ⑤ Granite Bluffs III, Tract 1996-A
- ⑥ Walleck Ranch, Tract 1961-I

- ⑦ Legacy at Walleck Ranch, Tract 1965-E
- ⑧ Hualapai Foothill Estates, Tract 3003-G
- ⑨ Southern Vista IV, Tract 6023
- ⑩ Campbell Estates, Tract 6028
- ⑪ Vista Bella Ranchitas, Tract 6029
- ⑫ Mission Estates II, Tract 6044

# SUBDIVISION ACTIVITY

In 2016 there were four new preliminary subdivision plats submitted for review. Two preliminary plats were reviewed by Planning and Zoning Commission and approved by the City Council. Two additional preliminary plats have been submitted and are undergoing staff review before submittal to the Planning and Zoning Commission.

Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval (s) or an receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviews and approves the extensions of time of preliminary plats. There were no Extensions of Time approved in 2016.

## Preliminary Plat Reviews (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
1	Hualapai Shadows Unit 3	6047	6.5 ac	16	Single Family Residential	P&Z Approved Council Approved
2	Southern Vista V	6048	71 ac	175	Single Family Residential	P&Z Approved Council Approved
3	Shangri-La Estates IV	6046	38 ac	109	Single Family Residential	Under review
4	Pasadena Estates	6049	34 ac	30	Single Family Residential	Under review
TOTALS			149.5	330		

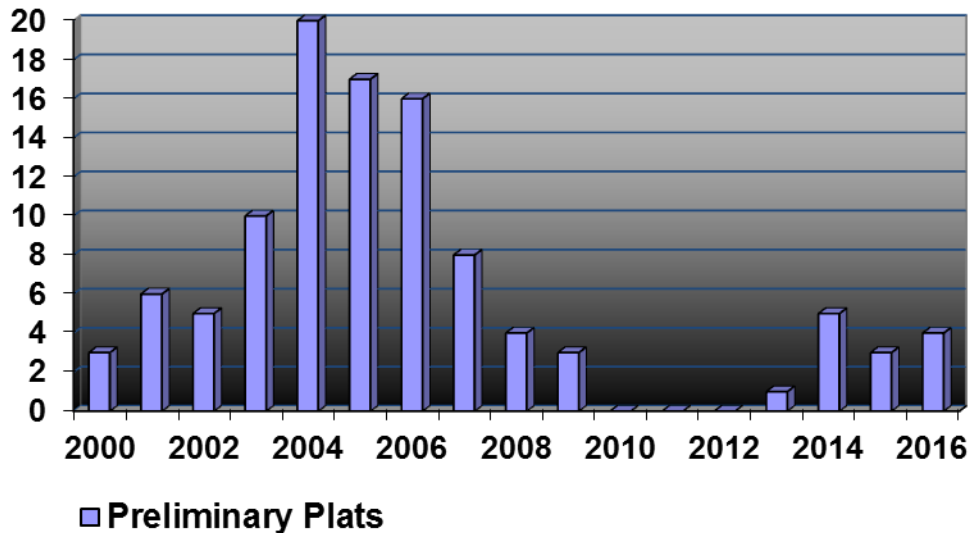


New home construction in Kingman



## SUBDIVISION ACTIVITY (Continued)

The chart below shows the trends in the number of preliminary subdivision plat cases reviewed since 2000.



In 2016 there were four new final subdivision plats submitted for review. The plats were for Southern Vista IV, 6023, Campbell Estates, Tract 6028, Vista Bella Ranchitas, Tract 6029, and Mission Estates II, Tract 6044. Southern Vista IV was approved and recorded while the three other plats were still in the review stages at the end of the year. Once all comments are addressed the final plats will be submitted to the Council for final approval and then recording.

Two final plats that were submitted for review in 2015 including Walleck Ranch, Tract 1961-I and Legacy at Walleck Ranch, Tract 1965-E received Council approval in 2016 and were subsequently recorded. One additional final plat for Hualapai Foothill Estates, Tract 3003-G was originally approved by the Council in 2007 but was not recorded until 2016. A total of four residential subdivision plats containing 118 lots were recorded in 2016. This is the highest number of subdivision plat recordings since 2008.

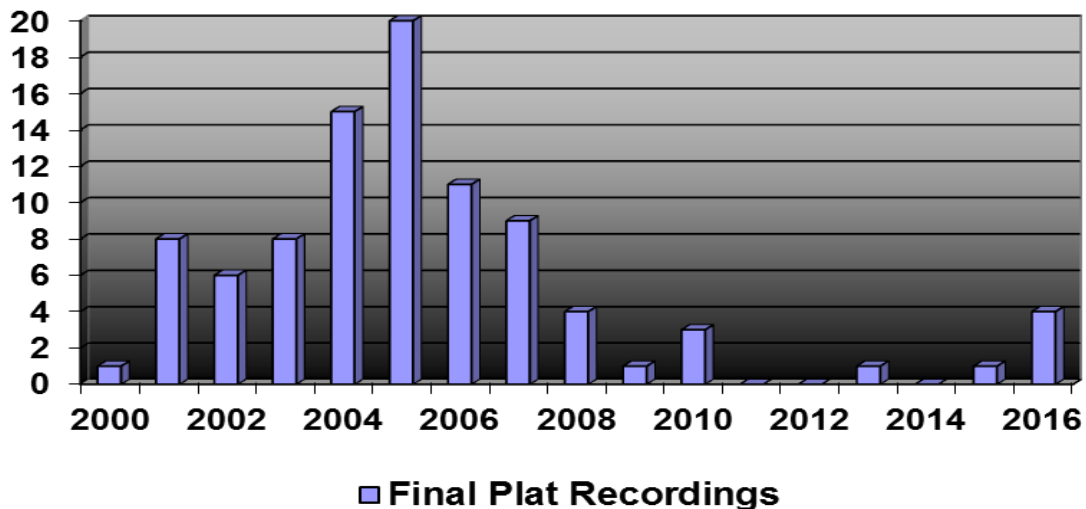
Additionally there was one subdivision, Granite Bluffs Estates, Tract 1996-A, that was requested to be abandoned so that it could be reverted to acreage. A majority of the Planning and Zoning Commission recommended approval, however the City Council denied the request.

All final plat reviews, recordings, and abandonments and their status are shown in the table on the following page. The chart that follows shows the trend in final plat recordings since 2000.

## SUBDIVISION ACTIVITY (Continued)

### Final Plat Reviews, Recordings, and Abandonments (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
5	Granite Bluffs III	1996-A	8.83	27	Abandonment of Residential Plat	P&Z Approved Council Denied
6	Walleck Ranch	1961-I	8.83	36	Residential	Council Approved Final Plat Recorded
7	Legacy at Walleck Ranch	1965-E	4.45	26	Residential	Council Approved Final Plat Recorded
8	Hualapai Foothill Estates	3003-G	66.75	43	Residential	Council Approved Final Plat Recorded
9	Southern Vista IV	6023	4.09	13	Residential	Council Approved Final Plat Recorded
10	Campbell Estates	6028	2.90	18	Residential	Under review
11	Vista Bella Ranchitas	6029	21.69	71	Residential	Under review
12	Mission Estates II	6044	0.89	5	Residential	Under review
<b>TOTALS</b>			<b>118.43</b>	<b>239</b>		

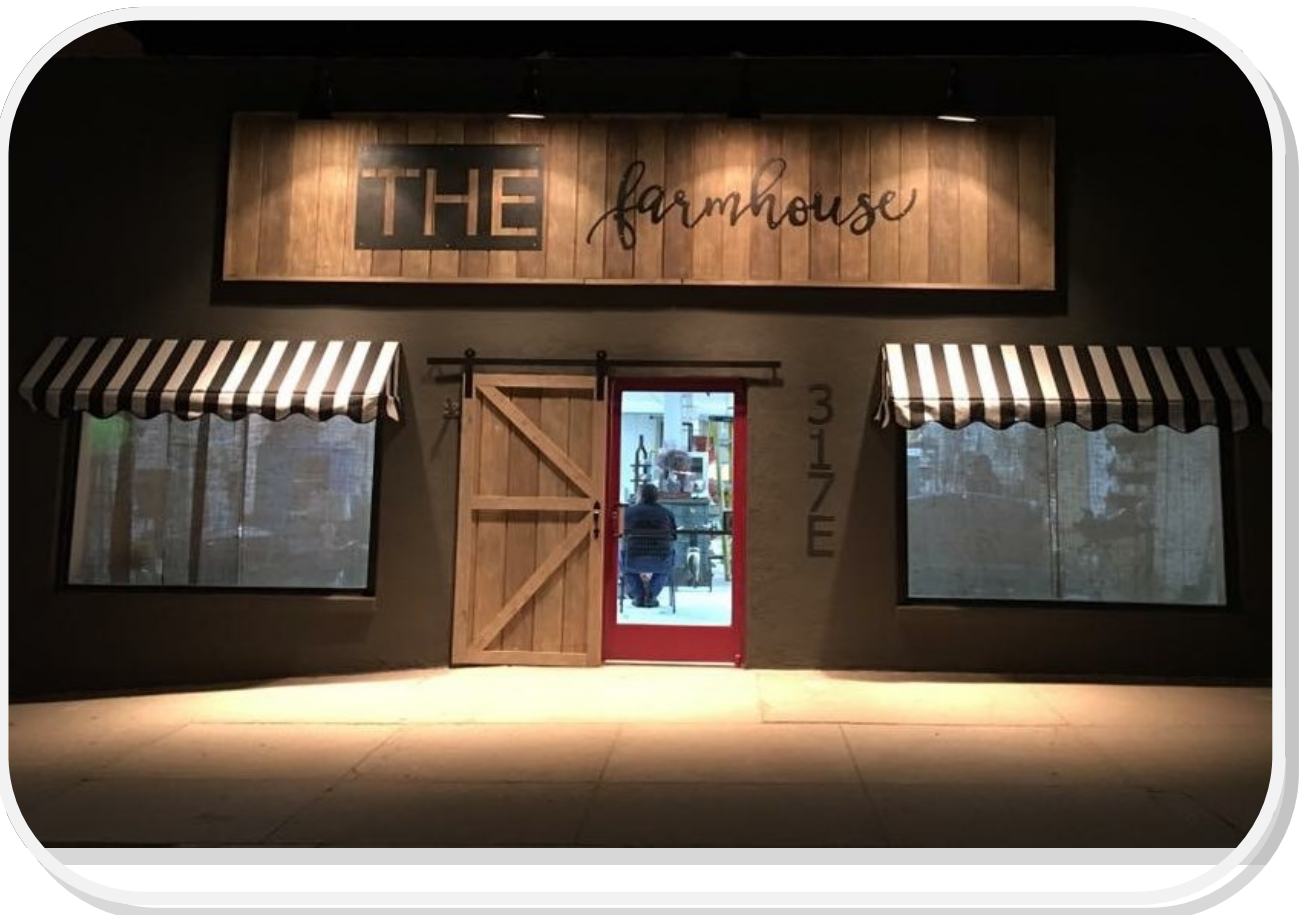


# BOARD OF ADJUSTMENT

The Board of Adjustment is charged by Arizona law to hear requests for variances and appeals regarding the interpretations of the Zoning Ordinances. The statutory standard for variances requires an unusual circumstance related to the property, not a personal or financial concern of the applicant.

During 2016 the following persons served on the Board of Adjustment: Bob Tinnell (Chair), Steve Francis (Vice-Chair), Bob Budd, Mike Chambers, Joanne Marquez, Terry Shores. William Massa resigned during the year.

A variance case was scheduled for a public hearing in September. The request was from UNS Electric, Inc. for a variance from Section 10.000: Landscaping of the *Zoning Ordinance of the City of Kingman* to allow an alternative irrigation method that does not involve a water line connection and irrigation lines as required by the ordinance. The landscaping is to be placed around the exterior of a proposed electrical substation to be constructed on property located at 825 Sunrise Avenue. The applicant withdrew the variance request before the meeting was held.



'The Farmhouse' is now open for business on Beale Street



# CLEAN CITY COMMISSION

## 2016 ANNUAL REPORT

The Clean City Commission (CCC) was established in 1986 to make recommendations to the Kingman City Council pertaining to refuse and environmental management policies of the City. Mayor Richard Anderson was the Council Liaison during 2016. Richard Ruggles, Principal Planner, is the staff liaison. Sherie Sixkiller-Wing is the recording secretary.

Ralph Bowman served as chairperson from January to July. Mr. Bowman unfortunately passed away in August and his presence is greatly missed. Clarence "C" Russell served as vice-chairperson from January to July and took over as chairperson in August. Joe Longoria served as vice-chairperson from August to December. Other commission members that served during 2016 included: Kathy Bowman, Marty Luna-Wolfe, Bill Ressegue, Marianne Van Hasselt, and Richard Wing.

The CCC projects and programs that took place this year include the following:

**Community Clean-up Program:** The Clean City Commission conducts clean-ups by making roll-off containers available to the public on a periodic basis at the Mohave County Fairgrounds. The purpose of the program is to provide area residents with a free trash drop-off point in order to reduce the problem of wildcat dumping in the area. The containers are manned by CCC members, various volunteers, work crews from the prison, and City Sanitation personnel. Residents may drop off bagged household trash, yard waste, tires without rims, and items for recycling such as metals including certain appliances.

In 2016 the CCC held three clean-ups at the Mohave County Fairgrounds in March, May, and November. These clean-ups collectively removed 65.19 tons of trash in 2016. Since the program's inception in 2002, 62 clean-ups have been held which have collectively removed 1,550 tons of trash, assuring that the trash was properly disposed instead of potentially ending up in illegal wildcat dumps.

**Adopt-a-Block:** Under this program, civic and community groups, business organizations and families in Kingman may adopt specific streets to help reduce litter along our roadways. The Adopt-a-Block Program asks for a two year commitment from organizations to pick up litter along the sides of designated roadways a minimum of two times per year. Organizations may pay for signs to be posted along their adopted block giving the organization credit for the area.

## CLEAN CITY COMMISSION (Continued)

As of the end of 2016 we had 17 adopting groups which have adopted approximately 13.2 miles of roadway in Kingman. Most of these groups conducted one or more clean-ups during 2016. Additionally, other student and civic groups regularly do clean-ups on vacant lots and along streets around Kingman. The Adopt-a-Block groups, as well as other groups, may borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

**Adopt-a-Highway:** The CCC held two ADOT Adopt-a-Highway clean-ups in April and September along its two mile portion of E. Andy Devine Avenue north of I-40. The clean-up in September was done in conjunction with the city-wide Day of Caring community clean-up.

**America Recycles Day Poster and Essay Contest:** The CCC was involved in promoting a poster and essay contest directed at K-5<sup>th</sup> graders in the Kingman area. The purpose of the contest was to promote recycling in our community in honor of America Recycles Day on November 15<sup>th</sup>. Prizes were awarded to the winning students at the November meeting.

**Arbor Day Activities:** The CCC donated \$403 for the purchase trees for planting on Arbor Day in Kingman. Volunteers from the CCC, Cerbat Garden Club, Kingman Master Gardeners, and many students helped to plant eight trees at Walleck Ranch Park on Kingman's Arbor Day on April 30<sup>th</sup>.

**Certificates of Appreciation:** The CCC continues to recognize individuals and groups that have done something to beautify Kingman and for other volunteer efforts with presentations of the Certificates of Appreciation.

**Community Challenge Awards:** The Community Challenge Awards are matching grants which go to youth organizations and clubs to encourage youth participation in community projects. In 2016 the CCC set aside \$600 in its budget to award up to six organizations that agreed to do community projects such as planting trees and conducting clean-ups around Kingman. This year, unfortunately there were no takers for the awards, however, the CCC is making a concerted effort to get the word out for 2017 and expects to be awarding local groups soon.

**Kingman EZ Recycling Program:** The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2015. This program encourages local residents to recycle. Items accepted include plastic bottles and containers type 1 through 9, plastic bags, steel and tin cans, mixed paper products, aluminum cans, clear and colored glass, electronic items (e-waste), and cardboard. Recycling bins are located at Southside Park, Centennial Park, and at the corner of Louise and Railroad. Recycling bins are also located at the north Safeway and Bashas' stores as well as the old Mohave County Public Works Yards. Finally there are also several school drop-off locations including the Kingman Academy of Learning, White Cliffs Middle School and Lee Williams High School. An e-waste container is also located at the Public Works Department. 7,063 tons of recyclables have been diverted from the waste stream from 2008 through 2016 saving the City tens of thousands of dollars in tipping fees at the landfill.



## CLEAN CITY COMMISSION (Continued)

**Mohave County Fair:** The CCC set up a booth at the Mohave County Fairgrounds during the County Fair in September. The CCC gave away items used to promote recycling such as biodegradable plastic bags, reusable bags, t-shirts, stickers and temporary tattoos for kids. The CCC also provided handouts to promote the City of Kingman such as Parks and Recreation activities, economic development, and tourism information.

**Reusable Grocery Bag Promotion:** The CCC continues to examine ways to reduce plastic bag litter in the community. Members of the CCC handed out reusable canvas grocery bags donated by several local stores to encourage their use by their customers. The CCC also purchased reusable bags with the CCC logo that are being handed out to the public. The CCC will continue to work on this promotion in 2016.

**Tree City USA Status:** The City of Kingman achieved Tree City status in 2012 and maintained the status during 2016. Kingman joins 26 other municipalities in Arizona with this designation. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the original Tree City USA application for the City of Kingman and is responsible for maintaining its status through the promotion of our Arbor Day activities.



Located in the Historic Central Commercial Building The 'Art Hub' is an

Artist Residency Program Sponsored by Angle Homes for visual and literary artists from around the world.

The program includes artist residencies, a studio, public classes and a gallery.

# HISTORIC PRESERVATION COMMISSION

Operating under the Development Services Department, the Kingman Historic Preservation Commission continues to reach out to the community with efforts of historic preservation information, guidance and leadership as well as making recommendations to the City Council on preservation issues.

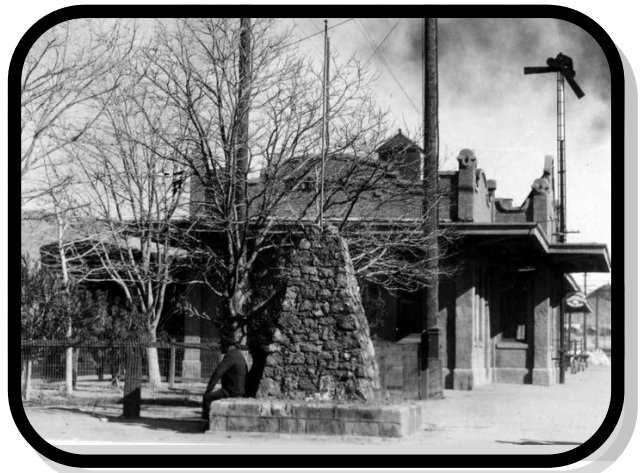
The commission provides guidance and input to the city manager and staff relating to these and other downtown historic improvements. The Commission continues to update the City's Historic Properties Inventory list, documenting any changes that could affect the property's historic eligibility.

During 2016, this Commission developed a project it believes will remind the community of Kingman's rich history. Sometime in the late 1800s a monument was built using samples of minerals from various mining operations from throughout Mohave County. This "miner's monument" was located between our current depot and where the Harvey house once stood on the corner of Fourth Street and Andy Devine Avenue. The historic commission has developed plans to re-create this miner's monument in the courtyard next to the depot.

Volunteers have gathered mineral samples from local mining operations to be used to create a replica of the original stone monument that was demolished in the 1940s. This project is expected to be complete by the summer of 2017.

**The Mohave Explorer's Group together  
with C. Russell are cutting stone  
donated from local mines to replicate  
the original "Miner's Monument".**

**John Shilling created the steel frame  
with Acton Construction donating concrete.**



The Historic Preservation Commission is also enthusiastically looking forward to participating in the development of a downtown development district, which will help to encourage growth and redevelopment of the downtown area. With several new commissioners, this group of dedicated volunteers carries a passion for preserving Kingman's rich history while helping to guide growth in our historic downtown.

The Historic Preservation Commission will provide input on Mohave County's proposed plan to build a new justice center and renovate the Historic Courthouse downtown as the County moves forward on this project.

## **HISTORIC PRESERVATION COMMISSION (Continued)**

The Historic Preservation Commission is made up of local volunteers who have discovered the satisfaction and gratification of helping to preserve this community's historic integrity and character. Their passion and commitment to our local history provides valuable insight to the successful completion of many preservation projects in Kingman.

Should you have any questions about this commission's activities, please feel free to attend a meeting, held quarterly during the year on the third Tuesday in January, June, September and November at 5:30 pm in the City Council Chambers.

## **2016 Community Development Block Grant (CDBG) Projects and Progress**

The City of Kingman has utilized the Community Development Block Grant Program in its efforts to benefit low and moderate income individuals throughout the community for over 20 years. The program's success in implementing these projects plays a role in community development and General Plan implementation, as well certain projects included in the City's Community Improvement Plan. To date, the City has invested nearly \$8 million in CDBG funds throughout the community since 1990.

The regional allocation of CDBG funding for 2015-16 from the Arizona Department of Housing (ADOH) was \$505,000. The contract period actually began in December 2014 and will terminate in 2017. The City Council elected to fund another sewer line extension in the notch area just west of Stockton Hill Rd., North of Interstate 40. However, this sewer line extension project, which was set to install sewer lines on Beverly, Berk and Simon Avenues was delayed. With Council approval, this project may now be combined with 2017-18 CDBG funds and will be used to complete ADA improvements along Andy Devine Ave downtown.

Should our City Council decide to, funds from both CDBG contracts could be used to complete ADA improvements along Andy Devine Ave from 10<sup>th</sup> Street to about 4<sup>th</sup> Street. The combined grant amount could be as much as \$950,000.

If approved, this project will make much needed ADA improvements along Andy Devine beginning in the summer of 2017 and be complete by 2018.

## A TRIBUTE

After 11 years of service to the City of Kingman, Gary Jeppson retired on February 6, 2017. Gary came to the City of Kingman from Los Alamos, New Mexico in February, 2006 and was hired as Development Services Director. He started his career with the East Central Idaho Planning and Development Association in 1976. Then in procession Gary worked in Pocatello, Idaho, Show Low, Arizona, Fountain Hills Arizona, North Ogden, Utah, and Los Alamos, New Mexico before coming to Kingman.

At that time of Gary's hire, Kingman was at the peak of a development boom and a major reorganization was underway within the city. Gary's accomplishments include writing the Kingman General Plan 2030 which was adopted in 2014. He was instrumental in getting the city's Kingman Crossing property major general plan amendment and rezoning approved. He was involved in the economic development of the City of Kingman through such organizations as KAMMA and the activities of the Economic Development Marketing Commission. Gary also oversaw numerous changes and improvements to the Kingman Zoning Ordinance over the years.

Today the City of Kingman is a better place due to Gary's leadership, community involvement, and extensive knowledge of best planning practices.

## Happy Retirement Gary



We leave you now with a couple of Gary's favorite sayings to ponder:

**Attention! K-Mart shoppers!**

**Glad we had this meeting!**



**Memorable comment heard in 2016 at PZ Meetings:**

**" We're opening up a can of worms! "**

Prepared for the  
**CITY OF KINGMAN**

***City Manager: John Dougherty***

***Common Council***

***Mayor Monica Gates***

***Vice-Chair Jen Miles***

***Council Member Travis Lingenfelter***

***Council Member Jamie Scott Stehly***

***Council Member David Wayt***

***Council Member Stuart Yocum***

***Also serving;***

***Richard Anderson***

***Mark Abram***

***Larry Carver***

***Kenneth Dean***

***Carol Young***

***Planning & Zoning Commission***

***Chair Allen Mossberg***

***Vice-Chair Vickie Kress***

***Commissioner Laurie DeVries***

***Commission Gary Frederickson***

***Commissioner Terry Hunsicker***

***Commissioner Dustin Lewis***

***Commissioner Thomas Schulte***

***Also serving:***

***Mike Blair***

***Mark Bailey***

***By the Planning & Zoning Department:***

***Gary Jeppson ~ Development Services Director***

***Rich Ruggles ~ Principal Planner***

***Sylvia Shaffer ~ Planner***

***Bill Shilling ~ Grants Administrator***

***Sandi Fellows ~ Administrative Assistant***